



**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, AUGUST 1, 2007, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Jill Arabe, Tess Nguyen, Jennifer Villasenor, Ron Santos, Jeanie Cutler, (recording secretary)

**MINUTES:** May 16, 2007  
June 27, 2007

**ORAL COMMUNICATION:** Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

- 1. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 2007-003 (ST. BONAVENTURE CHURCH FESTIVAL)**  
APPLICANT: Linda Garofalo  
REQUEST: To permit an annual church festival for three days during the month of October for a five year period (2007-2011). The event includes live entertainment, food and alcohol sales, crafts, games and carnival rides.  
LOCATION: 16400 Springdale Street, 92649 (northeast corner of Springdale Street and Heil Avenue – St. Bonaventure Church)  
PROJECT PLANNER: Jill Arabe  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: VARIANCE NO. 2007-006 (HANSON RESIDENCE)**  
APPLICANT: Jody Hanson  
REQUEST: To permit the construction of a fireplace at a 6-inch side yard setback in lieu of the minimum required 2 ft.-6 in. side yard setback from the ultimate right-of-way line.  
LOCATION: 1209 Pine Street, 92648 (west side of Pine Street, south of Adams Avenue)  
PROJECT PLANNER: Tess Nguyen  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2006-012 / ADMINISTRATIVE PERMIT 2007-013 (CHI RESIDENCE)**  
APPLICANT: Brian Scott

REQUEST: To permit an approximately 1,400 square foot addition to an existing single-family residence to match an existing non-conforming front yard setback of 6 ft.-11 in. at the nearest point in lieu of the minimum required front yard setback of 15 ft.

LOCATION: 3301 Devon Circle, 92649 (north side of Devon Circle, east of Channel Lane - Admiralty Island)

PROJECT PLANNER: Jennifer Villaseñor

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**4. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 2007-003 (ARDEN REALTY BUILDINGS/ AMENDMENT TO ADMINISTRATIVE REVIEW NOS. 86-10, 86-11, 86-12)**

APPLICANT: Vicky Goodchild, Schlemmer Algaze & Associates

REQUEST: To amend conditions of approval and delete a requirement for reciprocal parking between three contiguous industrial properties.

LOCATION: 5632, 5672, 5702 Bolsa Avenue, 92649 (south side of Bolsa Avenue, east of Graham Street))

PROJECT PLANNER: Ron Santos

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***